

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
October 14, 2019

Minutes

These are the minutes of the Board of Directors meeting for the King's Lake Homeowners Association, Inc. held October 14, 2019 at the Greater Naples Fire Station, Naples, Florida. The meeting was called to order at 7:00 P.M. by President Chuck Nuechterlein.

DIRECTORS PRESENT: Chuck Nuechterlein, Bill Wolfenden, Mary LeGault, Chris Hagan, Edward Rooney, Mary Ballard, Dick Weise and Marsha Bergquist. Gloria Seger via telephone. A quorum was established.

Also present were Anthony Phillips (Kings Lake Maintenance Manager), Tina Miller (Community Manager) and 4 homeowners.

DIRECTORS ABSENT: Steve Kohn and Bill Oar

SECRETARY'S REPORT:

It was moved by Mr. Rooney, second by Mr. Hagan to approve the minutes of September 9, 2019. Unanimous approval.

TREASURER'S REPORT:

Ms. Miller reviewed the August 31, 2019 financial report. **Mr. Weise motioned to approve the financials as presented. Mr. Wolfenden seconded, and the motion carried unanimously.**

OLD BUSINESS:

- A. Landscape Committee** – Ms. LeGault said the trees around the lake look fantastic! Mr. Phillips put in new shrubs and mulch. The clusia hedge test was a big success. The committee will meet in November to determine a plan to replace the viburnum hedges with clusia.
- B. Preserve Committee** – Ms. Ballard said Mr. Phillips and Dan continue to work on removing the potato vines and everything looks good.
- C. Lakes Committee** – Mr. Wolfenden said the lakes are in good shape. There's an issue with Lake 2 and Mr. Phillips and Mike at Ecological Control & Maint. will address the issue.
- D. Roads & Paths Committee** – Ms. Miller said repair for the pathways around the lake will start January 13 – 17, wait for the repair to cure then sealcoating in March 2 – 4.
- E. Architectural Review Committee** – Mr. Rooney said violation letter went out to 2330 Queens Way for overgrown grass.

There was discussion regarding the Don Carlos development. Mr. Hagan said nothing has been done and will forward to the Board once a pre-application meeting date is set. Mr. Hagan anticipate this will be a long permitting process.

- F. Irrigation Committee** – Mr. Weise said thanks to Mr. Phillips, everything is working well. Mr. Nuechterlein said Greenfield is putting in their own well system and will no longer paying for water usage in January 2020.

G. Website Committee – Mr. Nuechterlein said we need help with the website as it is outdated and too expensive to maintain. A resident offered to speak with her webmaster to get pricing.

H. Legal Committee – Mr. Nuechterlein made reports on behalf of Mr. Kohn. Mr. Kohn recommend that the association proceed with foreclosure on debts over \$1000. Currently there are only two accounts that meet this criteria- Gloria Gauthier- \$1092.92 and Henry Schoolfield - \$1092.92. **Mr. Rooney motioned to proceed with foreclosure for these two homes and was seconded by Mr. Hagan. The motion was unanimously carried.**

Mr. Kohn recommend new language for the roof amendment. After discussion, Ms. Seger suggested we don't restrict ourselves to only shingles, tile and metal and suggested we say "*No residence constructed upon a single family lot shall have a roof constructed of materials other than the following: (A) Shingles; (B) Tile; or (C) Metal. The replacement of a roof, with a roof of a different type material, design or color than currently exists, shall require the approval of the Association.*". **Mr. Hagan motioned to accept the wording as modified and was seconded by Mr. Weise. The motion was approved 8 to 1, with one abstention.**

Ms. LeGault suggested we start discussion an amendment on rental and make it more restrictive. Mr. Hagan suggested we find out what the law allows first. The Legal committee will consult with the attorney.

NEW BUSINESS:

- **Fall Newsletter** – Postponed budget meeting to November 18th to allow more time for the write-up and mailing of the newsletter. Mr. Rooney and Ms. Miller to consult with the attorney on roof amendment procedure and whether or not we can put the language for the roof amendment on the newsletter or it has to go out in a separate mailing.
- **Discussed Proposed 2020 Budget** - After discussion, **Mr. Rooney motioned to approve the proposed 2020 budget for mailing and vote at the budget meeting. This was seconded by Mr. Weise and unanimously carried.**

ADJOURNMENT:

There being nothing further to discuss, the meeting adjourned at 8:40 P.M.

Respectfully submitted,

Tina Miller
Acting Secretary